WARRANTY DEED

BOOK 10206 PG 374

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Sheila Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Agee (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 108-11
3269 Lakeford Drive (ADDRESS)	P.O. Box 351 (ADDRESS)	PARCEL 5
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy P. Beckham Conn, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila Agee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 117-B, Zone Lot Division, Lots Nos. 43, 116 & 117, East Lake Subdivision, Section Four, of record in Plat Book 6250, Page 109, amending Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy P. Beckham unmarried by deed from Jessica L. Johnathan, of record in Book 9398, Page 946, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 109, and Book 6152, Page 427, Register's Office for said County.

This was not the primary residence of the grantor at the time of conveyance and therefore, no marital rights need be conveyed.

unimproved ( )
This is improved (X) property, known as 3269 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of September, 19 96

Nancy P Beckham Conn
Nancy P. Beckham
by Arnette I Lee Atty in fact

BOOK 10206 PG 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Beckham Conn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of September 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of Sept, 19 96, personally appeared before me, Carol Ann Lowe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Nancy P Beaton Conn and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 25 day of Sept, 19 96

My commission expires 5-28-00

Notary Public

STATE OF TENN. NOTARY PUBLIC

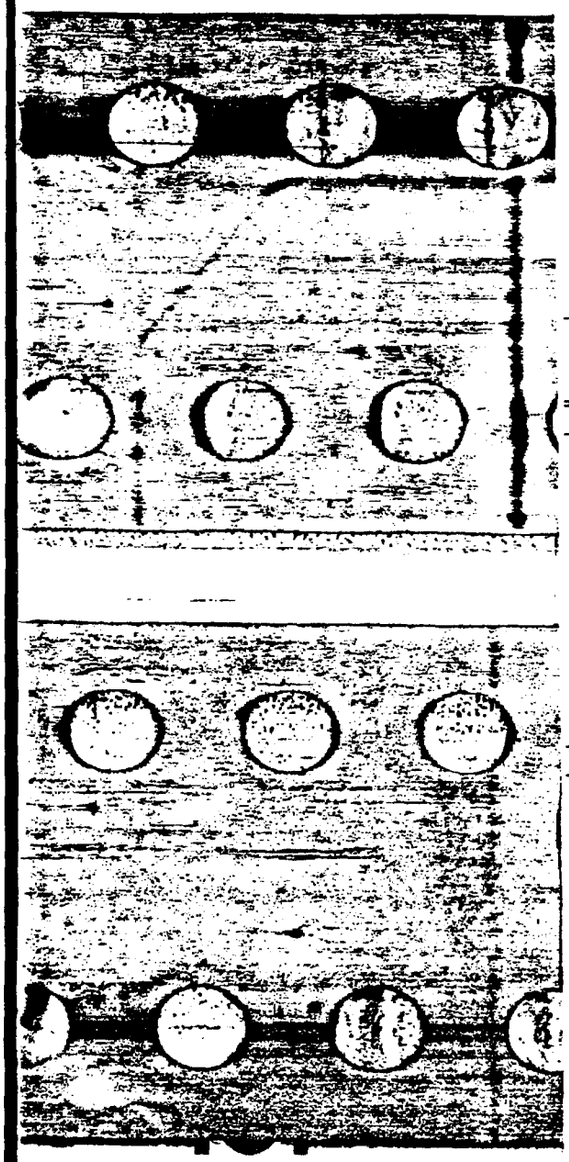
96 SEP 30 AM 8:29

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

3961 09/30 0101 03CHECK 253.2

IDENTIFICATION REFERENCE

0230409



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10206 PG 376

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 68000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 253.20
				CHECK 253.20
			09/30/96 01	08:32 0001 3961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230409
IDENTIF. ↑ REFERENCE

96 SEP 30 AM 8:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1036357